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ATC 92696



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m92 Page 28893

Virginia T. Fair, a widow

convey(s) to Virginia T. Fair, as Trustee of the Virginia T. Fair 1992 Living Trust hereinafter called grantor,
created by Declaration of Trust Dated November 19, 1992 all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 30, Block 4
Klamath Forest Estates
as recorded in Klamath County, Oregon

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ None. ^{However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)}

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of NOVEMBER, 19 92.

Virginia T. Fair
Virginia T. Fair

STATE OF OREGON, County of _____)ss.

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for _____

My Commission Expires: _____

Virginia T. Fair

23572 Lagarto

Mission Viejo, California 92691

GRANTOR'S NAME AND ADDRESS

Virginia T. Fair, Trustee

23572 Lagarto

Mission Viejo, California 92691

GRANTEE'S NAME AND ADDRESS

After recording return to:

Minton, Minton and Rand

510 W. Sixth Street, Suite 510

Los Angeles, California 90014

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Virginia T. Fair

23572 Lagarto

Mission Viejo, California 92691

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____

Deputy

28894

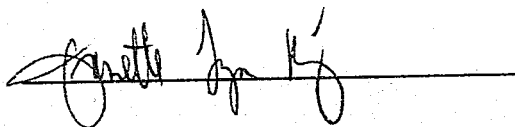
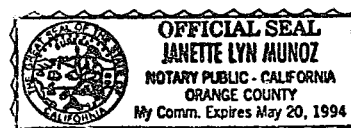
State of California

County of Orange

ss.

On November 19, 1992 before me, Janette Lyn Munoz, personally appeared Virginia T. Fair, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 7th day
of Dec. A.D., 19 92 at 11:32 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 28893
Evelyn Biehn - County Clerk
By Pauline M. Mendenhall

FEE \$35.00